080.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	931,300	/	931,300
USE VALUE:	931,300	/	931,300
ASSESSED:	931,300	/	931,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		KING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUN YAO
Owner 2:	
Owner 3:	
Street 1:	9 KING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY ROBERT--ELIZABETH L -
Owner 2:	-
Street 1:	9 KING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Clapboard Exterior and 3271 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	532,300		399,000	931,300
Total Card	0.115	532,300		399,000	931,300
Total Parcel	0.115	532,300		399,000	931,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.68 /Parcel: 284.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	532,300	0	5,000.	399,000	931,300		Year end	12/23/2021
2021	101	FV	515,500	0	5,000.	399,000	914,500		Year End Roll	12/10/2020
2020	101	FV	515,400	0	5,000.	399,000	914,400	914,400	Year End Roll	12/18/2019
2019	101	FV	391,200	0	5,000.	404,700	795,900	795,900	Year End Roll	1/3/2019
2018	101	FV	359,500	0	5,000.	302,100	661,600	661,600	Year End Roll	12/20/2017
2017	101	FV	359,500	0	5,000.	273,600	633,100	633,100	Year End Roll	1/3/2017
2016	101	FV	359,500	0	5,000.	262,200	621,700	621,700	Year End	1/4/2016
2015	101	FV	349,500	0	5,000.	222,300	571,800	571,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6488

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY ROBERT--	75658-477	1	9/18/2020		1,025,000	No	No		
	14813-259		12/1/1982		13,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2018	828	Re-Roof	7,895	C				
12/2/1992	625	Manual	1,500					CHIMNEY

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/17/2018	MEAS&NOTICE	BS	Barbara S
3/30/2009	Measured	345	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	243	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit: | Total: 399,000

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 49520
GIS Ref:
GIS Ref:
Insp Date: 08/17/18

!6488!

PRINT

Date	Time
12/30/21	04:00:05

LAST REV

Date	Time
11/19/20	10:32:54

mmcmakin

USER DEFINED

Prior Id # 1:	49520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	6.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.03964651
Const Adj.:	1.00979996
Adj $ / SQ:	136.479
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569957
Depreciation:	37617
Depreciated Total:	532340

COMMENTS

12x15 CATH CEILING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

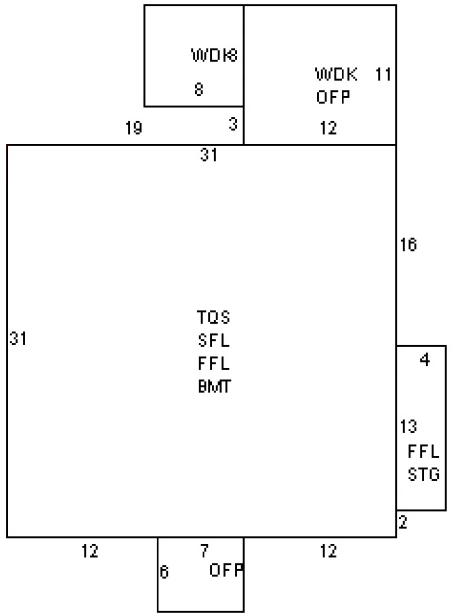
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	150.13
Special Features:	0	Val/Su Net:	130.53
Final Total:	532300	Val/Su SzAd	197.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,013	136.480	138,253
BMT	Basement	961	60.960	58,587
SFL	Second Floor	961	136.480	131,156
TQS	3/4 Story	721	136.480	98,367
WDK	Deck	196	11.210	2,197
OFP	Open Porch	174	26.240	4,565
STG	Storage	52	9.940	517
	Net Sketched Area:	4,078	Total:	433,642
Size Ad	2694.75	Gross Area	4318	FinArea 3271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

080.0-0001-0009.0